

Minutes of the Annual/Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh, Wherrett Memorial Board Room, 13th Floor, John P. Civic Building, 200 Ross Street.

January 12, 2017 – 2:00 P.M., E.S.T.

Members Present: Messrs. Acklin, Ferlo, Lavelle, Gainey, Mme. Hall-Russell

Members Absent: None

Staff Present: Messrs. Rubinstein, Cummings, Kaminski, Short, Link, Miller, Pawlak, Barry, Hobbes, Clark, Thomas, Mmes. Straussman, Ellerbee, Saladna, Meier, Davidson, Fitzgibbons, Smith- Perry, Mitchell, Segal and Schacht.

Mr. Acklin called the Meeting to order and declared a quorum present.

1. Executive Session

- a. Mr. Acklin stated that an Executive Session was held on January 12, 2017 at 12:00 P.M. regarding the 2017 Administrative Budget and MWBE Policies.

2. Annual Meeting – Election of Officers

- a. Chairman Acklin called to order the URA Annual Meeting. The URA's By-Laws provide for the election of the Chairman, Vice-Chairman and Treasurer at the annual meeting of the Board in January of each year. Ms. Hall-Russell entertained the motion to elect Mr. Acklin as Chairman, Representative Gainey as Vice-Chairman and Senator Ferlo as Treasurer to serve for one year and thereafter until successors are elected.

Upon motion made by Ms. Hall-Russell, seconded by Mr. Ferlo and unanimously carried, the aforementioned nominees were unanimously elected to said respected offices.

3. General

- a. The minutes of the Regular Board Meeting of December 8, 2016 were approved as written and previously distributed.

4. Homewood – Addison Phase 4

- a. Authorization to enter into exclusive negotiations, for a period of one year, with the Housing Authority of the City of Pittsburgh, for the sale of the following properties for \$1.00 each, plus costs:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
13th	125-M-285	7010 Formosa Way
13th	125-M-330	7009 Hamilton Avenue
13th	125-M-331	Hamilton Avenue
13th	125-M-332	Hamilton Avenue
13th	125-M-336	7023 Hamilton Avenue
13th	125-M-337	7025 Hamilton Avenue
13th	125-M-338	7027 Hamilton Avenue
13th	125-M-352	7024 Hamilton Avenue
13th	125-M-353	7022 Hamilton Avenue
13th	125-M-354	7020 Hamilton Avenue
13th	125-M-356	7016 Hamilton Avenue
13th	125-M-356A	7016 Hamilton Avenue
13th	125-M-357	7014 Hamilton Avenue
13th	125-M-358	7012 Hamilton Avenue
13th	125-M-359	7010 Hamilton Avenue
13th	125-M-360	7008 Hamilton Avenue
13th	125-M-361	7006 Hamilton Avenue
13th	125-S-22	7001 Susquehanna Street
13th	125-S-26	Susquehanna Street
13th	125-S-27	7015 Susquehanna Street
13th	125-S-28	7017 Susquehanna Street
13th	125-S-35	7033 Susquehanna Street
13th	125-S-63	7076 Hamilton Avenue
13th	125-S-65	7076 Hamilton Avenue
13th	125-S-68	7076 Hamilton Avenue
13th	125-S-73	7076 Hamilton Avenue
13th	125-S-78-0-1	7076 Hamilton Avenue
13th	125-S-89	7076 Hamilton Avenue

Mr. Rubinstein requested Board approval of the above item.

Mr. Tom Cummings, Director of Housing stated that authorization to enter into exclusive negotiations with the Housing Authority of the City of Pittsburgh (HACP) for the sale of the above-listed properties was conditioned upon the ability of the Authority to successfully acquire these properties from the City of Pittsburgh.

HACP's development affiliate, Allies & Ross Management and Development Corporation (ARMDC) and its private development partner, Keith B. Key Enterprises (KBK), intend to combine the assembled site with an adjoining 1.68-acre HACP property to construct a mixed-income residential development to provide replacement housing for residents of Addison Terrace. The exclusive negotiations period would be for a period of one (1) year. Any extension of the exclusive negotiations period will require further action by this Board.

HACP has completed or has under way presently three phases of Addison Terrace replacement housing totaling 342 units in the Hill District. Because of a lack of available land in the Hill District and a similar need for investment in Homewood, HACP determined it was in the best interest of the City to transfer Phase 4 of the Addison Terrace Redevelopment Plan, planned to include approximately 58 mixed-income rental residential units, from its original area in the Hill District to Homewood.

The properties at 7014 Hamilton Avenue and 7015 Susquehanna Street contain vacant structures, while those at 7076 Hamilton Avenue are improved with a parking lot. The remainder are vacant land. The parcels contain a total of approximately 103,803 square feet, or 2.38 acres.

The Housing Authority of the City of Pittsburgh is a public-housing authority with a mailing address of 200 Ross Street, Pittsburgh, PA 15219. Caster D. Binion is the Executive Director. Keith B. Key Enterprises is a private company with an office at 4249 Easton Way, Suite 220, Columbus OH 43219. Keith B. Key is President and CEO.

Ms. Hall-Russell asked what the income mix will include for this project. Mr. Jerome Frank, of the Housing Authority of the City of Pittsburgh (HACP), was present. Mr. Frank answered that there will be 1/3 market rate housing, 1/3 public housing, and 1/3 low income tax credit.

Mr. Acklin stated that the Board is aware of how important this project is to the Homewood community and wants to do the right thing.

Tisha Germany, of Keith B. Key Enterprises, was present. Ms. Germany stated that she has been involved with this project from the beginning. She stated that KBK has participated in a number of community meetings, and answered many of the residents questions about this project. She stated that this is their first project in the Homewood neighborhood. She stated that they have completed projects in Garfield, Larimer and the Hill District. She said that KBK has received positive feedback about this project. She said that they are finishing up the Addison Phase II project, and renting the market rate units as fast as the low income units.

Mr. Frank stated that there is community and City Agency support for this project.

Councilman Reverend Burgess was present. Reverend Burgess thanked the Administration, the Housing Authority of the City of Pittsburgh (HACP) and the Authority for working as a team on this project. He thanked Senator Ferlo for his knowledge of development. He said this will be a first attempt to do market rate development in Homewood in 50 years. He said that the Authority and HACP are working together to place additional units around this project. He said that the idea is to place market rate housing on Hamilton Avenue. He believes that adding market rate housing to this development will be strong because of school choices. He said that this is one of the best projects he has ever been involved in.

Ms. Lee Rouse-Reed, of Homewood, was present. Ms. Rouse-Reed stated that she still has ownership of 7007 Hamilton Avenue, which is on the property list.

Rashad Byrdsong, of Community Empowerment Association, was present. Mr. Byrdsong stated that Homewood had previously been a great residential community, and supports this project.

Charles Durham, of Homewood, who lives at 7018 Hamilton Avenue, was present. Mr. Durham stated that he supports this project. He asked if there are any other proposals for this project. Mr. Cummings answered that he was not aware of any competing proposals for this project.

Ms. Cheryl Fuller, of the Homewood Concerned Citizens Council, was present. Ms. Fuller stated that they have been meeting with KBK and Councilman Burgess on this project. She said that they had submitted a package to the Mayor's office, State Representative Gainey and the Authority concerning the properties along Hamilton Avenue. She said that they met with residents in the surrounding areas. She said that the residents of Homewood are excited about the additional 58 units, but did not want any of the additional units on Hamilton Avenue. She said that a petition was signed by residents that live on Hamilton Avenue. She provided information showing their concerns and alternative locations for the new units (see attachment). She said that they have met with the Cluster Association and Operation Better Block about the Homewood Cluster Plan, and the type of housing in this project was never mentioned. She stated that they do not support this project.

Ms. Denise Smith-Russell, of Homewood, was present. Ms. Smith-Russell stated that she is excited about the additional units being added to Homewood, but is not in support of the location.

Mr. Jerome Jackson, of Operation Better Block, was present. Mr. Jackson stated that their organization had conducted the Cluster Plan process in Homewood. He said that this Plan is unique and has engaged over 1200 residents in the process. He said that recently, an additional 600 residents signed a petition in support of the Cluster Plan. He said that the HACP properties were shown on the plan, but the type of housing being developed was not because they could not make that determination at the time. He said that they had met with KBK, and they were excited about this project. He said that they would like the Cluster Plan followed in its current state.

Ms. Lee Rouse-Reed stated that some of the listed parcels in this project were previously family owned, and they could not purchase them back. She stated that she has a signed petition in support of this project.

Mr. Ron Brown, owner of Brown Agency/Allstate Insurance, was present. Mr. Brown stated he has been a resident of Homewood for a number of years. Mr. Brown is in support of this project.

Reverend Dr. Samuel Ware, Executive Director of Building United of Southwestern Pennsylvania, was present. Reverend Ware stated that they are a faith based organization that provides quality and affordable housing to individuals with low to moderate incomes. He stated that Homewood was chosen because of the need in that area. He stated that his organization constructed 20 new

homes that were successfully sold, and raised the value of adjacent properties. He said that as an organization they have proven the ability to develop affordable housing. He said that KBK had asked to partner with their organization because they have a proven track record. He feels that this project is the best option right now for this area. He said that 25% of this project will be set aside for MBE. He said that when the Cluster Plan was created, they met with the community, and no one spoke up against this project. He thanked the Authority for their support of this project.

Vernon Brown, a resident of Homewood, was present. Mr. Brown stated that he is passionate about his community, and the change that this project offers.

Mr. Acklin explained that whenever the Authority enters into a transaction, it requires a three step process. He stated that the exclusive negotiations will be the first vote. He said that the second vote will be to accept a formal proposal, and the third vote will be to move forward with the disposition of the properties. He said these steps are in place to address concerns that are being mentioned today. He had taken his position to create positive community driven development in neighborhoods, and that it is not an easy process to accomplish.

Mr. Ferlo wanted to clarify the Authority's position. He stated that he has been on the Authority Board for the last ten years, and has never known the Authority to utilize eminent domain, or confiscate any properties in the City. He said that the Authority acquires properties that are abandoned or are tax delinquent and going through Sherriff's sale. He stated that the Authority will never accomplish any kind of development unless there is a strategy for acquiring large sections of property, which holds true for all neighborhoods throughout the City. He said that his experience with KBK has been good. He said that this is the beginning of a lengthy process. He said that there is never going to be retail along the North Homewood Avenue Corridor until a residential community is built. He said he would like to see mixed income housing out of these project, with owner occupied alongside mixed rental.

Ms. Hall-Russell stated that she has worked for 25 years in community based organizations, and feels that it is important for her to gather insight from a community. She said that it is important for an adequate process to be in place so that individuals have a voice.

Mr. Gainey stated that he hears the community concerns and they are his first priority. He requested that Ms. Rouse-Reed's property be evaluated, and that there be more dialogue between Keith B. Key and Cheryl Fuller. He said he would fully support this project if it moves forward, and he expects there will be involvement from all parties.

Upon approval by Mr. Gainey, seconded by Ms. Hall-Russell and unanimously carried, the following resolution was adopted.

RESOLUTION NO. 1 (2017)

RESOLVED: That exclusive negotiations with The Housing Authority of the City of Pittsburgh for the sale of the following properties, for \$1.00 each, plus costs, for a period of one year are hereby approved:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
13th	125-M-285	7010 Formosa Way
13th	125-M-330	7009 Hamilton Avenue
13th	125-M-331	Hamilton Avenue
13th	125-M-332	Hamilton Avenue
13th	125-M-336	7023 Hamilton Avenue
13th	125-M-337	7025 Hamilton Avenue
13th	125-M-338	7027 Hamilton Avenue
13th	125-M-352	7024 Hamilton Avenue
13th	125-M-353	7022 Hamilton Avenue
13th	125-M-354	7020 Hamilton Avenue
13th	125-M-356	7016 Hamilton Avenue
13th	125-M-356A	7016 Hamilton Avenue
13th	125-M-357	7014 Hamilton Avenue
13th	125-M-358	7012 Hamilton Avenue
13th	125-M-359	7010 Hamilton Avenue
13th	125-M-360	7008 Hamilton Avenue
13th	125-M-361	7006 Hamilton Avenue
13th	125-S-22	7001 Susquehanna Street
13th	125-S-26	Susquehanna Street
13th	125-S-27	7015 Susquehanna Street
13th	125-S-28	7017 Susquehanna Street
13th	125-S-35	7033 Susquehanna Street
13th	125-S-63	7076 Hamilton Avenue
13th	125-S-65	7076 Hamilton Avenue
13th	125-S-68	7076 Hamilton Avenue
13th	125-S-73	7076 Hamilton Avenue
13th	125-S-78-0-1	7076 Hamilton Avenue
13th	125-S-89	7076 Hamilton Avenue

5. Central Business District

- a. Authorization to retire the Fulton Building Tax Increment Financing (TIF) District and to release surplus tax increment pro rata to the taxing bodies.

Mr. Rubinstein requested Board approval of the above item.

Mr. Robert Rubinstein, Acting Executive Director stated that the Fulton Building Tax Increment

Financing (TIF) District was established in 1999 to provide financing towards the historic reuse of the iconic but blighted 13-story structure in the Cultural District. The \$43.4 million improvements included a \$3.5 million TIF note devoted primarily to the historic restoration of the exterior façade. The 310-room Renaissance Pittsburgh Hotel and a restaurant currently occupy the building.

The TIF District was designated to exist until March 1, 2019. However, due to the overall success of the project, all of the financing needed to complete the project has been realized and is allowing for the early retirement of the District. Based on this success, action is requested by the URA Board to initiate the process of dissolving the Fulton Building TIF District. A summary of the annual fiscal impact of the Fulton Building TIF District is below:

	1999, before the TIF	2017, upon TIF Retirement
Assessed Real Estate Value	\$1,242,800	\$39,878,400
Annual Real Estate Taxes		
To City of Pittsburgh	\$43,345	\$314,992
To Pittsburgh Public Schools	\$14,397	\$384,555
To Allegheny County	\$6,077	\$184,852
Total	\$63,819	\$884,399

This action, if subsequently approved by the City, will allow the three taxing bodies to receive the additional early benefit of nearly \$1.4 million by the early retirement, rather than in 2019. The summary below shows the tax revenue that the three taxing bodies will receive as a result of this early retirement:

	Annually starting in 2017	Total, 2017-2019
City of Pittsburgh	\$162,988	\$488,964
Pittsburgh Public Schools	\$222,095	\$666,285
Allegheny County	\$106,327	\$212,655
Total	\$491,410	\$1,367,903

Mr. Acklin wanted to thanked the Authority staff for their hard work on this project. He said that the early retirement of this TIF will return the tax increments to the taxing bodies faster. He stated that the State cap on TIF's is 10% of the assessed value of real estate, which will allow for more increment investments.

Upon approval by Mr. Ferlo, seconded by Mr. Lavelle and unanimously carried, the following resolution was adopted.

RESOLUTION NO. 2 (2017)

RESOLVED: That retirement of the Fulton Building Tax Increment Financing (TIF) District is hereby approved, with the surplus tax increment to be released pro rata to the City of Pittsburgh, The Board of Public Education of the School District of Pittsburgh, Pennsylvania, and Allegheny County, subject to payment of related fees and contractual obligations.

6. Uptown – Lot F

- a. Authorization to enter into exclusive negotiations with MidPoint Group of Companies, Inc. and Brian Lash for the sale of Block 2-H, Lots 108, 110, 111-A, 111-B, 112, 113, 114, 115, 116, 117, 118, 119, 120, 120-A, 120-B, 121-A, 121-B, and 122, commonly referred to as Lot F, in the 3rd Ward.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that at the April 14, 2016, Board meeting, authorization was given for the Authority to issue a Request for Proposals (RFP) to develop, construct, and operate a parking garage on Lot F, an approximately 40,100 square foot site bordered by Colwell Street, Stevenson Street, Our Way, and Pride Street in the Uptown neighborhood of the City of Pittsburgh.

The URA received one proposal, from MidPoint Group of Companies, Inc., and its equity partner, Brian Lash. The prospective redevelopers presented a proposal for a mixed-use development with seven stories consisting of four levels of parking, three floors of mixed-income housing, and ground floor commercial space designed to accommodate neighborhood services such as a urgent medical care/pharmacy, daycare, and after school programs.

Authorization is now requested to enter into exclusive negotiations with MidPoint Group of Companies, Inc., and Brian Lash. The exclusive negotiations period would be for 90 days with the option of extending this period for an additional 90 days at the discretion of the Acting Executive Director.

MidPoint Group of Companies, Inc., is a Pennsylvania corporation with a mailing address of 112 Washington Place, Suite 3K, Pittsburgh PA 15219. P. Nathaniel Boe, Esq., is President and Chief Executive Officer. Mr. Boe is also Vice President of CVR Associates, Inc., which has a consulting contract with the Housing Authority of the City of Pittsburgh.

Brian Lash is the founder of Target Logistics, a provider of turnkey housing, supporting oil, gas and mining with workforce housing, mobile crew camps, and extended-stay hotels; government departments and organizations with temporary lodging and refugee integration; and capital projects. His mailing address is 46 Woodman Road, Chestnut Hill, MA 02467.

Nathaniel Boe, President and Chief Executive Officer of MidPoint Group of Companies, Inc., was present. Mr. Boe thanked the Authority for the opportunity on this project. He believes that this project will be successful because 70% of the 100 housing units developed will be affordable housing.

Jeanne McNutt, Executive Director of Uptown Partners of Pittsburgh, was present. Ms. McNutt stated that the affordable housing aspect of this project will ensure revitalization efforts in the community, protect the high end rental market on the western end, and attract much needed neighborhood retail. She said that Uptown Partners has an excess of non-sustainable parking lots for development opportunities. She said that they have agreed to green sustainable building practices for this development.

Mr. Ferlo asked about public subsidy and financing of this project. Mr. Rubinstein answered that there has been some preliminary discussion of programs such as New Market Tax Credits, as well as 4% housing tax credits. Mr. Ferlo asked if the development community was aware that this lot was available through the RFP process, and of the resources available to them. Mr. Rubinstein answered yes, but developers are responsible for constructing their financing proposals.

Mr. Lavelle thanked Mr. Boe for his due diligence in meeting with respective community groups.

Upon approval by Mr. Lavelle, seconded by Ms. Hall-Russell and unanimously carried, the following resolution was adopted.

RESOLUTION NO. 3 (2017)

RESOLVED: That exclusive negotiations with MidPoint Group of Companies, Inc. and Brian Lash for the sale of Block 2-H, Lots 108, 110, 111-A, 111-B, 112, 113, 114, 115, 116, 117, 118, 119, 120, 120-A, 120-B, 121-A, 121-B, and 122, commonly referred to as Lot F, in the 3rd Ward, for a period of 90 days, with a possible 90-day extension at the discretion of the Executive Director or Acting Executive Director, are hereby approved.

7. Central Business District – The Skinny Building

- a. Authorization to make a Downtown Façade Restoration Program loan to the Authority, in an amount not to exceed \$30,000.00, with the proceeds to be granted to The Landmarks Development Corporation, or a related entity, for storefront improvements to the Skinny Building, Block 1-H, Lot 234, in the 2nd Ward.
- b. Authorization to make a grant to The Landmarks Development Corporation, or a related entity, in an amount not to exceed \$150,000.00, payable from Leased Land funds and from the proceeds of a \$30,000.00 Downtown Façade Restoration

Program loan made to the Authority, for storefront improvements to the Skinny Building, Block 1-H, Lot 234, in the 2nd Ward.

- c. Authorization to issue a request for proposals, in cooperation with the Department of City Planning's Art Commission, for an art project on the upper floors of the Skinny Building, Block 1-H, Lot 234, in the 2nd Ward.

Mr. Rubinstein requested Board approval of the above items.

Mr. Rubinstein stated that the Skinny Building is a 3 story, 5-foot-wide historic structure at the corner of Forbes Avenue and Wood Street (241 Forbes Avenue) in the core of the Central Business District. The Pittsburgh History and Landmarks Foundation (PHLF) in 2014 partnered with the City and the URA to renovate the façade of the iconic structure. The URA will continue to partner with PHLF by contributing a grant in the amount of up to \$150,000.00 to fund significant improvements to the first floor storefront system. The source of funds for the \$150,000 URA grant to the Landmarks Development Corporation (LDC) will be Leased Land funds (\$120,000.00) and a URA Downtown Façade Restoration Program loan (\$30,000.00). The planned improvements are reflective of the significant investments made in adjacent projects such as The Tower at PNC Plaza, Tower 260, and facade restorations along the Wood Street corridor.

The URA is also partnering on the project with the Pittsburgh Downtown Partnership (PDP), who has agreed to commit \$30,000.00 to the LDC in the form of a Paris to Pittsburgh grant. The total project cost estimated at \$180,000.00. The URA has invested over \$4.5 million in the restoration of the facades in the Wood Street and Market Square areas. This grant will build upon that work that has led to numerous leasing activities such as Hello Bistro and Katie's Kandies, both adjacent to the Skinny Building.

Authorization is also sought to issue a Request for Proposals, in cooperation with the Department of City Planning's Art Commission, for an art project on the upper floors of the building.

Arthur P. Ziegler is the President of The Landmarks Development Corporation, a subsidiary of the Pittsburgh History and Landmarks Foundation.

Principals

Arthur P. Ziegler
President, The Landmarks Development Corporation
100 West Station Square Drive, Suite 450
Pittsburgh, PA 15219-1175
apz@phlf.org
412-471-5808

There was no discussion among the Members.

Upon approval by Mr. Lavelle, seconded by Mr. Gainey and unanimously carried, the following resolutions were adopted.

RESOLUTION NO. 4 (2017)

RESOLVED: That a Downtown Façade Restoration Program loan to the Authority, in an amount not to exceed \$30,000.00, with the proceeds to be granted to The Landmarks Development Corporation, or a related entity, for storefront improvements to the Skinny Building, Block 1-H, Lot 234, in the 2nd Ward, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a loan agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 5 (2017)

RESOLVED: That a grant to The Landmarks Development Corporation, or a related entity, in an amount not to exceed \$150,000.00, payable from Leased Land funds and from the proceeds of a \$30,000.00 Downtown Façade Restoration Program loan made to the Authority, for storefront improvements to the Skinny Building, Block 1-H, Lot 234, in the 2nd Ward, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 6 (2017)

RESOLVED: That the issuance of a request for proposals, in cooperation with the Department of City Planning's Art Commission, for an art project on the upper floors of the Skinny Building, Block 1-H, Lot 234, in the 2nd Ward, is hereby approved.

8. Larimer/East Liberty Choice Neighborhood Park

- 1. Authorization to file an application to and enter into a grant agreement with the Commonwealth of Pennsylvania Department of Environmental Protection for a Growing Greener Plus Grant of up to \$425,000.00.**
- 2. Authorization to commit up to \$1,000,000.00 of Larimer Choice Neighborhood and/or other Larimer/East Liberty Project funds as the required match for the Growing Greener Plus Grant.**

3. Authorization to file an application and enter into a grant agreement with the National Fish and Wildlife Foundation, the Wildlife Habitat Council, U.S. Environmental Protection Agency, USDA Forest Service, U.S. Fish and Wildlife Service, FedEx, Southern Company and/or Alcoa Foundation for a Five Star and Urban Waters Restoration Grant of up to \$50,000.00.
4. Authorization to commit up to \$50,000.00 of Larimer Choice Neighborhood funds and/or other Larimer/East Liberty Project funds as the required match for the Five Star and Urban Waters Restoration Grant.

Mr. Rubinstein requested Board approval of the above items.

Mr. Tom Cummings, Director of Housing stated that the neighborhoods of Larimer and East Liberty are the site of a Federal Choice Neighborhoods Implementation Grant award in the amount of \$30 million for the comprehensive redevelopment of the Choice Neighborhoods area. The comprehensive redevelopment will focus on three core goals/components: housing, people, and neighborhood. Parks planning and development is a key strategy in the neighborhood component, which seeks to address issues of vacant land, public infrastructure needs, and greening/park goals.

As part of the planning process for Choice Neighborhoods a network of parks was recommended as a strategy. A robust community and stakeholder process led by Wallace Roberts & Todd (WRT) is underway to design this parks and open space system and is now in conceptual design. The conceptual park design evokes themes of Nature, Water, and Play with a focus on equitable and sustainable design.

The first park phase has been identified as the approximate three-acre site at the corner of Larimer Avenue and Station Street in the East Liberty neighborhood. This site is adjacent to the recently completed 85-unit phase 1 mixed income housing development and the planned 150-unit phase 2 mixed income housing development to be completed in 2018.

Items 1 and 2:

The Authority is seeking authorization to file an application to and enter into a grant agreement with the Commonwealth of Pennsylvania Department of Environmental Protection for a Growing Greener Plus Grant of up to \$425,000.00 for the construction of green infrastructure in the first phase park. Authorization is also requested to commit Larimer Choice Neighborhood funds and/or other Larimer/East Liberty Project funds in an amount not to exceed \$1,000,000.00 to serve as the required match.

Items 3 and 4:

The Authority is seeking authorization to file an application to and enter into a grant agreement with the National Fish and Wildlife Foundation, the Wildlife Habitat Council, U.S. Environmental

Protection Agency, USDA Forest Service, U.S. Fish and Wildlife Service, FedEx, Southern Company and/or Alcoa Foundation for a Five Star and Urban Waters Restoration grant of up to \$50,000 for the first phase park. These eight (8) organizations participate in the Five Star and Urban Waters Restoration grant program. If the subject grant application is approved, the participating organizations will determine the entity to contract with the Authority. Authorization is also requested to commit Larimer Choice Neighborhood funds and/or other Larimer/East Liberty Project funds in an amount not to exceed \$50,000 to serve as the required match.

There was no discussion among the Members.

Upon approval by Mr. Lavelle, seconded by Ms. Hall-Russell and unanimously carried, the following resolutions were adopted.

RESOLUTION NO. 7 (2017)

RESOLVED: That application to the Commonwealth of Pennsylvania Department of Environmental Protection for a Growing Greener Plus Grant, for an amount not to exceed \$425,000.00, for construction of green infrastructure in a new park at the intersection of Larimer Avenue and Station Street, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Growing Greener Plus Grant from the Commonwealth of Pennsylvania Department of Environmental Protection, for an amount not to exceed \$425,000.00, for the construction of green infrastructure in a new park at the intersection of Larimer Avenue and Station Street, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 8 (2017)

RESOLVED: That appropriation of up to \$1,000,000.00 of Larimer Choice Neighborhood and/or other Larimer/East Liberty Project funds as the required match for the Growing Greener Plus Grant is hereby approved.

RESOLUTION NO. 9 (2017)

RESOLVED: That application to the National Fish and Wildlife Foundation, the Wildlife Habitat Council, U.S. Environmental Protection Agency, USDA Forest Service, U.S. Fish and Wildlife Service, FedEx, Southern Company and/or Alcoa Foundation for a Five Star and Urban Waters Restoration Grant, for an amount not to exceed \$50,000.00, for construction of green infrastructure in a new park at the intersection of Larimer Avenue and Station Street, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Five Star and Urban Waters Restoration grant from the National Fish and Wildlife Foundation, the Wildlife Habitat Council, U.S. Environmental Protection Agency, USDA Forest Service, U.S. Fish and Wildlife Service, FedEx, Southern Company and/or Alcoa Foundation, for an amount not to exceed \$50,000.00, for construction of green infrastructure in a new park at the intersection of Larimer Avenue and Station Street, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 10 (2017)

RESOLVED: That appropriation of up to \$50,000.00 of Larimer Choice Neighborhood and/or other Larimer/East Liberty Project funds as the required match for the Five Star and Urban Waters Restoration Grant is hereby approved.

9. Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) / Realty Transfer Tax Application

1. Authorization to submit an application, in cooperation with the Housing Authority of the City of Pittsburgh (HACP), to the Pennsylvania Housing Finance Agency (PHFA) for the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Fund program for an amount up to \$500,000.00.
2. Authorization to enter into a cooperation agreement with the Housing Authority of the City of Pittsburgh (HACP) for the submission of a Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Fund program application for an amount up to \$500,000.00 and for the allocation of up to \$350,000.00 of those funds to the Authority.

3. Authorization to commit matching funds in the amount of \$100,000.00.

Mr. Rubinstein requested Board approval of the above items.

Background:

Mr. Cummings The Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) is a program administered by the Pennsylvania Housing Finance Agency (PHFA) and funded by the Realty Transfer Tax Fund (Act 58 of 2015). The PHARE Fund was established to assist with the creation, rehabilitation and support of affordable housing throughout the Commonwealth. Under Act 58 of 2015, PHFA will receive an allocation of funds equal to a portion of the increased state transfer tax (over a base amount) and capped at \$25 million annually. For 2017, there is \$12.67 Million available statewide. Eligible uses of funds include the creation, preservation, and maintenance of affordable housing units. Additional eligible uses are foreclosure assistance, homeowner counseling, and homelessness prevention activities. At least 30% of the PHARE funds must assist households at or below 50% of the area median income (AMI). Request for Proposals are being solicited by PHFA with a due date of January 13, 2016.

Item 1:

Authorization is requested to apply to PHFA in cooperation with the Housing Authority of the City of Pittsburgh (HACP) for an amount up to \$500,000. The Authority is working collaboratively with HACP to create a grant and loan program to assist landlords with multifamily property renovations who agree to rent units to Section 8 tenants. Currently, 52% of all Pittsburgh Section 8 vouchers are returned unused because voucher holders cannot find available units that meet all Section 8 standards.

If HACP and the Authority receive an allocation of PHARE Funds, the two (2) organizations will create a program for landlords to apply for loan and/or grant funds to address needed improvements to the units. At a minimum, the scope of repairs will need to address Section 8 Housing Quality Standards (HQS). Examples of such improvements are sidewalk repair, roof repair, electrical upgrades, and window replacement.

HACP will provide grants up to \$5,000 for landlords to address minor repairs. For units in need of more substantial repair, the Authority will provide loans up to \$50,000 per project. A condition of the loan and/or grant is that the landlord must agree to rent the units to households at or below 50% AMI. Complete program guidelines will be provided at a later date, if the application is successful.

Item 2:

Authorization is requested to enter into a cooperation agreement with HACP to receive a portion of the allocated PHARE funds. HACP is the lead applicant and if the application is approved, HACP will contract with PHFA and receive the funds. HACP will use up to \$150,000.00 of the PHARE funds for the HACP administered grant program and enter into an agreement with the URA for up to \$350,000.00 for the loan program.

Item 3:

Authorization is also requested to commit \$100,000.00 in matching funds for the application. The source of the funds will be Authority Rental Housing Development and Improvement Program (RHDIP) program funds. The Authority matching funds will be used for projects requiring PHARE loan funds.

Mr. Acklin asked if there were any other competitive applications submitted in the City. Mr. Cummings answered that he was aware of six. Mr. Cummings thinks there will be a greater demand of applications at the statewide level. Mr. Cummings thinks this project is a good idea and a good return for the money requested, but will be competitive.

Mr. Ferlo is going to abstain because he is concerned that unproductive landlords may be rewarded. Mr. Lavelle stated that being a part of creating the housing opportunity fund, it was suggested adding language to ensure funding goes to productive landlords, and he believes this project is a good idea. Mr. Lavelle said that assuming the resources are received, there will be criteria requiring that landlords follow inspection codes. Mr. Ferlo believes that landlords should be held accountable for violations.

Upon Motion made by Mr. Lavelle, the following Members voted affirmatively: Mr. Lavelle, Mr. Gainey, Mr. Acklin and Ms. Hall-Russell; the following Members voted in the negative: Mr. Ferlo. As a majority of the votes were affirmative, the following resolutions were adopted:

RESOLUTION NO. 11 (2017)

RESOLVED: That an application, in cooperation with the Housing Authority of the City of Pittsburgh (HACP), to the Pennsylvania Housing Finance Agency (PHFA) for the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Fund program, for an amount up to \$500,000.00, to be used to create a program to assist Section 8 landlords with property improvements, is hereby approved.

RESOLUTION NO. 12 (2017)

RESOLVED: That a cooperation agreement with the Housing Authority of the City of Pittsburgh (HACP) related to an application to the Pennsylvania Housing Finance Agency (PHFA) for a Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) grant, for an amount of \$500,000.00, to create a program to assist Section 8 landlords with property improvements, with appropriation of up to \$350,000.00 of those funds to the Authority, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 13 (2017)

RESOLVED: That appropriation of up to \$100,000.00 of Rental Housing Development and Improvement Program (RHDIP) funds for use as the required match for the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Grant is hereby approved.

10. Swisshelm – Summerset at Frick Park

- a. Authorization to enter into an agreement of sale with Diana Marie and John E. Hardy for the acquisition of a portion of Block 129-C, Lot 140, in the 14th Ward, for \$19,227.50, plus costs.
- b. Authorization of the execution of a deed for the sale of a portion of Block 129-J, Lot 150, to Diana Marie and John E. Hardy for \$1.00.
- c. Authorization to issue an RFP for engineering design services for Phase III of Summerset at Frick Park.

Mr. Rubinstein requested Board approval of the above items.

1-2) Mr. Rubinstein stated that authorization is requested to enter into agreement of sale with Diana Marie and John E. Hardy for the acquisition of a portion of property located at 1101 Onondago Street in the Nine-Mile Run area. Authorization is also requested to convey a to-be subdivided portion of URA property located along Commercial Street, adjoining the Hardy residence, to the Hardys.

The property to be acquired in this swap is a severance of vacant land to the rear of the Hardy residence. The severance contains approximately 7,180 square feet that is needed for future roadway construction for the next phase of the Summerset housing development. The purchase price is \$19,227.50, plus costs, which will include the cost of subdividing the property. The Summerset TIF Account will be used to pay for the acquisition and related costs.

The parcel to be deeded to the Hardys for \$1.00 is a to-be subdivided strip of land containing approximately 5,237 square feet that adjoins the property that the Hardys will be retaining.

Diana Marie and John E. Hardy have a mailing address of 1101 Onondago Street, Pittsburgh, PA 15218.

3) Authorization is requested to issue an RFP for engineering design services for Phase III of Summerset at Frick Park. Phase II of the development located on the Squirrel Hill neighborhood side of Nine Mile Run is nearly complete and the URA would like to advance the engineering design of Phase III, located on the Swisshelm Park neighborhood side of the stream.

It is anticipated that the Phase III design will be performed in phases. Services to be performed by the selected engineering design consultant are anticipated to include, but not be limited to, design of the rough grading for the site; design of public improvements which potentially will include new connector streets, retaining walls, water lines, sanitary sewers, storm sewers, street lighting and landscaping; and structural design of a bridge over Nine Mile Run.

Firms to be selected to receive the RFP will be short listed from the list of those that responded to the March 2014 request for qualifications.

There was no discussion among the Members.

Upon approval by Mr. Ferlo, seconded by Mr. Lavelle and unanimously carried, the following resolutions were adopted.

RESOLUTION NO. 14 (2017)

RESOLVED: That the acquisition of a portion of Block 129-C, Lot 140, in the 14th Ward, from Diana Marie and John E. Hardy, for \$19,227.50 plus costs, payable from the Summerset TIF Account, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute an agreement of sale and all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 15 (2017)

RESOLVED: That the sale of a portion of Block 129-J, Lot 150 to Diana Marie and John E. Hardy, for the sum of \$1.00 is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement of sale, deed and any and all documents necessary to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 16 (2017)

RESOLVED: That the issuance of a request for proposals for engineering design services for Phase III of Summerset at Frick Park is hereby approved.

11. Beechview – Business District Revitalization

- a. Authorization to enter into an agreement with Pittsburgh Hispanic Development Corporation for an amount not to exceed \$20,000.00.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that since 2014, the URA, the Mayor's Office and Councilwoman Rudiak have been working with stakeholders in Beechview to provide funds to engage a consultant to work with business owners, community members and property owners to support business district revitalization activities in the Broadway Avenue business district.

Recently, the partners in Beechview have been working with the community to develop a new organization, the Beechview Revitalization Advisory Group (BRAG). BRAG is currently hosted by the Pittsburgh Hispanic Development Corporation, and is working towards establishing their board and structure, and becoming a 501(c)(3) organization in 2017. The Pittsburgh Hispanic Development Corporation is located in Beechview, and has been operating as a 501(c)(3) since 2013. Their primary work focuses on increasing Hispanic population and investment in the Pittsburgh metropolitan area, including working with property owners and tenants, often as a liaison between non-English-speaking residents and landlords, utilities, property owners and local government. They are very involved in revitalization efforts in Beechview.

In 2017 the URA proposes to allocate \$20,000.00 to the Pittsburgh Hispanic Development Corporation. This funding, along with ACCBO and CDBG funds, will allow BRAG, through the Pittsburgh Hispanic Development Corporation, to build upon the accomplishments of the past two years and to continue to serve as a liaison with the development community and local government agencies, organize and support business district events, and further the revitalization of Broadway Avenue. BRAG and Pittsburgh Hispanic Development Corporation will hire an individual to accomplish these tasks.

The Executive Director of Pittsburgh Hispanic Development Corporation is Guillermo Velazquez, and their address is 1660 Broadway Avenue, Pittsburgh, PA, 15216.

The source for these funds is 2010 Paygo funds.

Guillermo Velazquez, Executive Director of the Pittsburgh Hispanic Development Corporation, was present. Mr. Velazquez stated that he was pleased with this project.

Monica Ruiz, of the Beechview Revitalization Advisory Group, was present. Ms. Ruiz stated that this is a very important project, and a lot of things have been accomplished not only in Beechview, but in other areas, and this is the first time the Hispanic community is being heard.

Mr. Ferlo is pleased to see this allocation.

Upon approval by Mr. Lavelle, seconded by Ms. Hall-Russell and unanimously carried, the following resolution was adopted.

RESOLUTION NO. 17 (2017)

RESOLVED: That the engagement of Pittsburgh Hispanic Development Corporation to continue expanding the Broadway Avenue revitalization efforts, for an amount not to exceed \$20,000.00, payable from 2010 Paygo funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

12. Northside – Allegheny Dwellings Phase I

- a. Authorization to acquire publicly-owned properties known as Block 23-G, Lots 344 and 345, in the 25th Ward, for \$1.00, plus costs.
- b. Authorization to amend Resolution No. 460 (2016) to include Block 23-G, Lots 344 and 345, in the 25th Ward.

Mr. Rubinstein requested Board approval of the above items.

Ms. Straussman stated that at its meeting of December 8, 2016, the Board of this Authority authorized exclusive negotiations with the Housing Authority of the City of Pittsburgh for the sale of 17 properties located on Perrysville Avenue and Lane Way on the Northside. Since that time, we have received concurrence from the City Finance Department to acquire two additional publicly-owned parcels located adjacent to the Allegheny Dwellings site. HACP has requested that URA acquire these additional parcels for inclusion in the site assemblage to be used for construction staging and thereafter be incorporated into the proposed development as greenspace.

We are, therefore, requesting authorization to acquire these two properties and to amend the December Board Resolution to include the properties in our exclusive negotiations with HACP. The property at 71 Henderson Street contains a vacant structure that will be demolished for the project. The remaining parcel is vacant land. The properties contain a combined total land area of approximately 2,540 square feet. The funding source for the acquisition is the Residential Land Reserve Fund.

As discussed at the December Board Meeting, HACP will own the parcels and will enter into a ground lease with the developer, which is a limited partnership between TREK Development Group, Inc. ("TREK") and HACP's development affiliate, Allies & Ross Management and Development Corporation. The Housing Authority of the City of Pittsburgh is a public-housing authority with a mailing address at 200 Ross Street, Pittsburgh, PA 15219. Caster D. Binion is the Executive Director. TREK is a Pennsylvania corporation with a mailing address at 130 7th Street, Pittsburgh, PA 15222. William Gatti is the President.

Mr. Ferlo asked if the lots were vacant. Ms. Straussman answered yes. Mr. Ferlo stated that he is in favor of this project, but wanted to know what publicly owned properties in this area would make up a critical mass to complete a development. Ms. Straussman answered that she doesn't think that there are any properties of a critical mass around this parcel.

Upon approval by Mr. Lavelle, seconded by Mr. Ferlo and unanimously carried, the following resolution was adopted.

RESOLUTION NO. 18 (2017)

RESOLVED: That the acquisition of publicly-owned properties identified as Block 23-G, Lots 344 and 345, in the 25th Ward, from the City of Pittsburgh, for a purchase price of \$1.00 each, plus costs, payable from the Residential Land Reserve Fund, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement of sale and all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 19 (2017)

RESOLVED: That Resolution No. 460 (2016) is hereby amended to include Block 23-G, Lots 344 and 345, in the 25th Ward.

13. Citywide - Land Recycling

1. Authorization to engage Buchanan Ingersoll & Rooney, PC for legal services relating to land recycling, for an amount not to exceed \$80,000.00.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that authorization is requested to enter into a professional services contract for legal consulting services with Buchanan Ingersoll & Rooney, PC for an amount not to exceed \$80,000. As part of the ongoing work this Authority is conducting in coordination with the Mayor's Office of the City of Pittsburgh on the development and implementation of comprehensive citywide land recycling solutions, there is a need for additional legal counsel with specific expertise and skills related to the upcoming drafting of documents, potentially including policies, legislation, and multi-party agreements.

The source of funds for this contract will be The Heinz Endowments funds. A portion of The Heinz Endowments funds for this project are already in place under a grant agreement authorized by this Board (Resolution 78 of 2016); however, the funds needed to pay for these services exceed what is remaining of those grant proceeds. Accordingly, at its December 8, 2016 meeting, this Board authorized the application of a supplemental grant request to fill the gap (Resolution No.

431 (2016). Any amount exceeding the awarded Heinz Endowments funds will be covered by the Industrial Land Reserve Fund.

Principal:

Jason P. Wrona, Esquire
Buchanan Ingersoll & Rooney, PC
Shareholder
301 Grant Street, 20th Floor
Pittsburgh, PA 15219
Phone 412-562-8800
jason.wrona@bipc.com

Mr. Acklin thanked the Authority staff for their efforts on this project. He stated that the goals are set for this project, and hiring legal counsel is a part of that process. He stated that Mr. Wrona is a great choice for counsel because of his volunteering to be a part of the transitioning team involved with Land Bank discussions, and engagement with the community.

Mr. Ferlo asked if there are top representatives of the School Board and County that are engaging in these discussions. Ms. Straussman answered that there are periodic discussions with those entities, and they will be a part of any changes.

Mr. Acklin stated that there will be a reconstruction of the three abatement programs to make sure everyone is on the same page.

Upon approval by Ms. Hall-Russell, seconded by Mr. Lavelle and unanimously carried, the following resolution was adopted.

RESOLUTION NO. 20 (2017)

RESOLVED: That the engagement of Buchanan Ingersoll & Rooney, PC for legal services relating to land recycling, for an amount not to exceed \$80,000.00, payable from The Heinz Endowments project funds and the Industrial Land Reserve Fund, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

14. The Pittsburgh Land Bank

- a. Authorization to provide a grant to the Pittsburgh Land Bank, to be used to retain the partnership of Fourth Economy, LLC and Mongalo-Winston Consulting, LLC for community engagement and meeting facilitation services, for an amount not to exceed \$30,000.00.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that authorization is requested to provide funding for a professional services contract for the Pittsburgh Land Bank, this Authority as agent. At its November 12, 2015 meeting, this Board authorized entering into a Memorandum of Understanding with the Pittsburgh Land Bank for a limited scope of administrative duties, including serving as fiscal agent for all contracting (Res. 319 of 2015).

The Pittsburgh Land Bank Board of Directors wishes to enter into a professional services contract with the partnership consisting of Fourth Economy, LLC and Mongalo-Winston Consulting, LLC for community engagement and meeting facilitation related to the development of its inaugural Policies and Procedures. At its December 9th, 2016 meeting, the Board of the Pittsburgh Land Bank selected this firm through an RFP process and authorized a contract for professional services in an amount not to exceed \$30,000.00. The funding source for this contract will be Leased Land Funds.

Principal:

Rich Overmoyer

Fourth Economy, LLC

1501 Preble Ave, 2nd Floor

Pittsburgh, PA 15233

412-325-2457

rovermoyer@fourtheconomy.org

Principal:

Ivette Mongalo-Winston

Mongalo-Winston Consulting, LLC

907 East End Ave.

Pittsburgh, PA 15221

412-848-9027

ivette@mongalo-winston.com

There was no discussion among the Members.

Upon approval by Mr. Ferlo, seconded by Mr. Gainey and unanimously carried the following resolution was adopted.

RESOLUTION NO. 21 (2017)

RESOLVED: That a grant to the Pittsburgh Land Bank, for an amount not to exceed \$30,000.00, payable from Leased Land funds, to be used to retain the partnership of Fourth Economy, LLC and Mongalo-Winston Consulting, LLC for community engagement and meeting facilitation services, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

15. Elliott – Stevens School Property Management

- a. Authorization to enter into an agreement with Baker Young Corporation for property management of Block 19-C, Lot 166, in the 20th Ward, for an amount not to exceed \$18,000.00.

Mr. Rubinstein requested Board approval of the above item.

At its meeting of February 11, 2016, this Board authorized the acquisition of the former Stevens School, a vacant school building on a 1.48-acre site at 822 Crucible Street in the 20th Ward in Elliott. URA closed on the former school in November. URA staff inspected the property and determined that to maintain its condition for eventual adaptive re-use minimal heat needed to be maintained by the existing boiler system on a 24/7 basis. To properly do so and to address any emergency issues, property management services were deemed needed with available 24/7 monitoring and staff.

Baker Young Corporation has been successfully managing several of the URA's vacant properties such as the Produce Terminal and were requested to submit a proposal to manage the Stevens School property. Their proposal of \$1,500/month is consistent with their other pricing.

Under the Acting Executive Director's authority to approve contracts up to \$5,000, Baker Young was hired in mid-December to perform these services through January 31, 2017. They did an admirable job of preserving the boiler from a shut off water line ahead of the recent cold weather. Authorization is now being requested to enter into a property management agreement commencing February 1, 2017. Compensation under the agreement will not exceed \$18,000, payable from the Industrial Land Reserve Fund.

Baker Young Corporation is a Pennsylvania corporation with a mailing address of One Bigelow Square, Suite 629, Pittsburgh, PA 15219.

Mr. Ferlo is concerned about acquiring these school district facilities without a development plan. Ms. Straussman stated that the Authority is going to be aggressive in marketing this facility. Mr. Acklin stated that Mr. Ferlo's concerns of the Authority taking on too much in terms of vacant properties without knowing the outcome is something that Mr. Rubinstein shares. Mr. Ferlo

believes the Authority should speak directly to the School Board and explain how they benefit from a TIF plan.

Upon approval by Ms. Hall-Russell, seconded by Mr. Lavelle and unanimously carried, the following resolution was adopted.

RESOLUTION NO. 22 (2017)

RESOLVED: That the engagement of Baker Young Corporation for property management of real property known as the Stevens School Block 19-C, Lot 166, in the 20th Ward, for an amount not to exceed \$18,000.00, payable from the Industrial Land Reserve Fund, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

16. General

- a. Authorization to amend the Agreement with Rebecca Greene for title research services, for an additional amount not to exceed \$50,000.00, for a total amount not to exceed \$160,000.00.
- b. Authorization to enter into an agreement with Susan Malys for consulting services, for an amount not to exceed \$25,000.00.

Mr. Rubinstein requested Board approval of the above items.

1) Ms. Straussman stated that authorization is requested to extend a professional services contract with Rebecca Greene for the performance of title research on public properties being acquired via the "City/URA Transfer" process. Due to the volume of work being processed by our Real Estate Department, the City Law Department has been experiencing a backlog in conducting quiet-title actions on public properties. Ms. Greene has conducted title research services for URA under a contract dated May 11, 2010, originally for an amount not to exceed \$25,000.00 and extended by authorization of the Board in 2011, 2013, and 2014 to a current authorized amount of \$110,000.00. To date Ms. Greene has successfully completed research on over six hundred properties.

In order to continue to expedite the process of clearing title on an increasing volume of properties acquired via Treasurer's Sale, we would like to continue to employ the services of Ms. Greene. Authorization is requested to extend her contract by an additional amount not to exceed \$50,000, for a total authorized amount of \$160,000.00.

The funding source for this contract will be a combination of the Residential Land Reserve Fund and various Project funds.

Rebecca Greene is an individual with a mailing address of 2180 Constitution Boulevard, McKeesport, PA 15135.

2) Authorization is requested to enter into a professional services contract with Susan Malys for consultant services pertaining to the operation of the Real Estate Department. Ms. Malys has recently retired after a 46-year career at the Authority. It is anticipated that we may need to intermittently call upon her expertise in acquiring and disposing of property throughout the next year. Ms. Malys will provide consultant services on an "as-needed" basis for an amount not to exceed \$25,000.00.

The funding source for this contract will be a combination of the Residential Land Reserve Fund, the Industrial Land Reserve Fund, and various project funds.

Susan Malys is an individual with a mailing address of 6505 Peach Alley, South Park, PA 15129.

There was no discussion among the Members.

Upon approval by Mr. Ferlo, seconded by Mr. Lavelle and unanimously carried, the following resolutions were adopted.

RESOLUTION NO. 23 (2017)

RESOLVED: That amendment of the Agreement with Rebecca Greene, dated May 11, 2010, as amended, for title research services, for an increase of \$50,000.00, payable from the Residential Land Reserve Fund and various project funds, for a total Agreement amount not to exceed \$160,000.00, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 24 (2017)

RESOLVED: That the engagement of Susan Malys for consulting services, for an amount not to exceed \$25,000.00, payable from the Residential Land Reserve Fund, the Industrial Land Reserve Fund and various project funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

17. Redevelopment Assistance Capital Program (RACP) Grants

- a. Authorization to file applications with and enter into contracts with the State Budget Office for Redevelopment Assistance Capital Program (RACP) grants.
- b. Authorization to enter into subgrant agreements and administrative fee agreements for the RACP grants with RIDC Southwestern Pennsylvania Growth Fund.

Mr. Rubinstein requested Board approval of the above items.

Mr. Rubinstein stated that the following projects have received award letters from the State Office of the Budget for RACP Grants:

- (1) Almono-Hazelwood Mill 19 Redevelopment - \$2 Million RACP – Investment in general site development and building redevelopment of the former Mill 19 Building at the Almono-Hazelwood site to accommodate a future Robotics Design & Testing facility. This includes infrastructure work, building/shell reconstruction, and general site development to accommodate the proposed use.
- (2) Lawrenceville Technology Center Site Development - \$1 Million RACP – Investment in general land development activities, infrastructure improvements, new building development, building redevelopment, and the construction of a structured parking garage.

There was no discussion among the Members

Upon approval by Mr. Lavelle, seconded by Ms. Hall-Russell and unanimously carried, the following resolutions were adopted.

RESOLUTION NO. 25 (2017)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$2,000,000.00, for the Almono-Hazelwood Mill 19 Redevelopment project, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$2,000,000.00, for the Almono-Hazelwood Mill 19 Redevelopment project, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 26 (2017)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Regional Industrial Development Corporation of Southwestern Pennsylvania, or a related entity, for an amount not to exceed \$2,000,000.00, for the Almono-Hazelwood Mill 19 Redevelopment project, and the payment of an administrative fee to the Authority, are hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 27 (2017)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000.00, for the Lawrenceville Technology Center Site Development project, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000.00, for the Lawrenceville Technology Center Site Development project, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 28 (2017)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Regional Industrial Development Corporation of Southwestern Pennsylvania, or a related entity, for an amount not to exceed \$1,000,000.00, for the Lawrenceville Technology Center Site Development project, and the payment of an administrative fee to the Authority, are hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

18. Strip District

- a. Authorization to enter into a cooperation agreement with the City of Pittsburgh to fund various engineering and construction activities for Smallman Street improvements between 16th and 21st Streets.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that the City of Pittsburgh's Department of Public Works will enter into engineering, construction and related contracts for Smallman Street improvements needed between 16th and 21st Streets. The Cooperation Agreement will allow for the URA to reimburse the City of Pittsburgh for engineering, construction, inspection, and related Smallman Street project expenses.

Funding sources include RACP grant funds, DCED Multimodal grant funds, TIF proceeds (if approved by the taxing bodies and funded), foundation grants, City bond and paygo funds (via the URA) and other related Smallman Street and Strip District project funds as they may become available.

There was no discussion among the Members

Upon approval by Mr. Lavelle, seconded by Ms. Hall-Russell and unanimously carried, the following resolutions were adopted.

RESOLUTION NO. 29 (2017)

RESOLVED: That a cooperation agreement with the City of Pittsburgh to fund various engineering and construction activities for Smallman Street improvements between 16th and 21st Streets is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

19. LTV – South Side Works

- a. Authorization to enter into an agreement with Tedesco Excavating and Paving, Inc. for Monongahela River bank stabilization – amount not to exceed \$180,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Martin Kaminski, Director of Engineering and Construction stated that Tedesco Excavating and Paving, Inc. (Tedesco) was the only bidder for the Monongahela River Bank Stabilization at the South Shore Riverfront Park, which was publicly bid with bids due in October, 2016. However, the bid price (\$387,000) exceeded the anticipated budget for the work. A meeting was held among the URA, the design firm (AECOM), and Tedesco to ascertain why the bid submitted exceeded the budget, with the goal of modifying the scope of work to reduce the cost. Based on that meeting a modified scope was prepared. Further negotiations with Tedesco resulted in a revised price of \$180,000.00 for the modified scope of work.

Authorization is requested to enter into an agreement with Tedesco for work related to installing stabilization materials along the river bank. The scope includes clearing and grubbing, furnishing and placing gabion baskets, rip rap, and vegetation.

Tedesco Excavating and Paving Inc. is located at 2430 Park Manor Drive, McKeesport, PA 15132. Mr. Gerald J. Tedesco is President.

Project funding is being provided by South Side Works/LTV Project funds and related South Side Works Funds.

There was no discussion among the Members.

Upon approval by Mr. Lavelle, seconded by Ms. Hall-Russell and unanimously carried, the following resolution was adopted.

RESOLUTION NO. 30 (2017)

RESOLVED: That the engagement of Tedesco Excavating and Paving, Inc. for Monongahela River bank stabilization, for an amount not to exceed \$180,000.00, payable from South Side Works/LTV Project funds and related South Side Works funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

20. Adoption of the 2017 Administrative Budget.

- a. Mr. Rubinstein requested Board approval of the above item.

A report will be made at the Board Meeting.

RESOLUTION NO. 31 (2017)

RESOLVED: That the 2017 Administrative Budget, as presented to the Board, is hereby approved; and it is

RESOLVED FURTHER: That the Executive Director or Acting Executive Director is hereby authorized to adjust individual line items, provided that such adjustments do not exceed the total amount approved.

There was no discussion among the Members.

Upon approval by Mr. Lavelle, seconded by Ms. Hall-Russell and unanimously carried, the following resolution was adopted.

21. Lawrenceville – Pedestrian Infrastructure

- a. Authorization to enter into a contract with Lawrenceville Corporation for an amount not to exceed \$30,000.00.

Mr. Rubinstein requested Board approval of the above item.

Ms. Kyra Straussman stated that through a partnership among the URA, Department of City Planning, Department of Public Works and the Lawrenceville Corporation, a consultant will be hired to develop pedestrian sensitive design guidelines for business district infrastructure in accordance with the city's Complete Streets Policy. The consultant and the planning team will focus particularly on PennDOT projects, with Lawrenceville serving as a pilot / model for other city neighborhoods.

The Executive Director of the Lawrenceville Corporation is Matthew Galluzzo. They are located at 100 43rd Street, Suite 114, Pittsburgh, PA, 15201.

The source for these funds is 2009 Mainstreets City Bond.

Matthew Galluzzo, Executive Director of the Lawrenceville Corporation, was present. Mr. Galluzzo stated that PennDOT's standards for traffic signals are incompatible with the neighborhood business districts. He wanted to thank the Mayor, Authority Board Chairman and staff in the continuation of discussions to obtain the resources needed from the Authority and City Planning for this project.

Mr. Ferlo believes there should be communication with PennDOT. He believes there should be some coordination between PennDOT projects and the Main Street principals. Mr. Ferlo asked if this project is specifically focusing on Route 8 or the Butler Street corridor. Ms. Straussman answered that there will be standards created, which will complement PennDOT's traffic needs that include neighborhoods throughout the City. Mr. Acklin stated that there is going to be a new department developed for infrastructure in the City taking elements from City Planning and Public Works. Mr. Acklin stated that an announcement will be made next month about the new department and director.

Upon approval by Mr. Lavelle, seconded by Mr. Gainey and unanimously carried, the following resolution was adopted.

RESOLUTION NO. 32 (2017)

RESOLVED: That the engagement of Lawrenceville Corporation to develop pedestrian sensitive design guidelines for business district infrastructure in accordance with the City's Complete Streets Policy, for an amount not to exceed 320,000.00, payable from 2009 City Bond funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

AGENDA "B"

The Members reviewed the items on Agenda "B" upon motion made by Mr. Ferlo, seconded by Mr. Lavelle, and unanimously carried the following resolutions were adopted.

REAL ESTATE

1. 9 Mile Run

RESOLUTION NO. 33 (2017)

RESOLVED: That issuance of a Certificate of Completion to MRRC Summerset II, L.P for Lot 282 a/k/a Block 88-M, Lot 34 in the 14th Ward (residential construction – 1696 Shelburne Lane), and the return of the Good Faith Deposit are hereby approved.

RESOLUTION NO. 34 (2017)

RESOLVED: That issuance of a Certificate of Completion to MRRC Summerset II, L.P for Lot 283 a/k/a Block 88-M, Lot 36 in the 14th Ward (residential construction – 1696 Shelburne Lane), and the return of the Good Faith Deposit are hereby approved.

HOUSING

1. City Bond 2013

RESOLUTION NO. 35 (2017)

RESOLVED: That appropriation of up to \$45,015.02 of the 2013 City Bond Elm Street Program allocation to the Residential Façade Program is hereby approved.

2. Hill District – contract with KU Resources, Inc.

RESOLUTION NO. 36 (2017)

RESOLVED: That Resolution No. 448 (2016) is hereby amended to add PNC Foundation Program Related Investment Loan Fund as a potential funding source.

There being no further actions to come before the Members, the Meeting was adjourned.



Assistant Secretary

